

WAKE ROBIN

Year-End Snapshot: January 1 - December 31, 2024

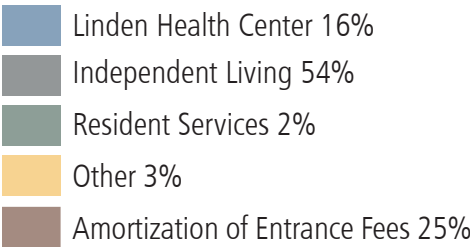
I have had the pleasure of serving on this board for almost six years and I am honored to be the current chair. As with any business, there is an ebb and flow to the issues we face, priorities shift, and sometimes market demands push us to new considerations. We manage these constant changes by following an inclusive and transparent process. Through it all, Wake Robin continues to stay flexible; it's the nature of who we are.

Our partnership with the Wake Robin Residents' Association is based on the active participation of those who live here to make this resident-centered community truly representative of their wishes and goals. High on that list is the commitment to the environment and the future of our planet. We are a member of SSAFE – Senior Stewards Acting for the Environment. Last month, we didn't just celebrate Earth Day, we celebrated Earth Month. That focus extends through the day-to-day operations of Wake Robin itself from the use of heat pumps, electric vehicles, food digesters, and how we manage the grounds.

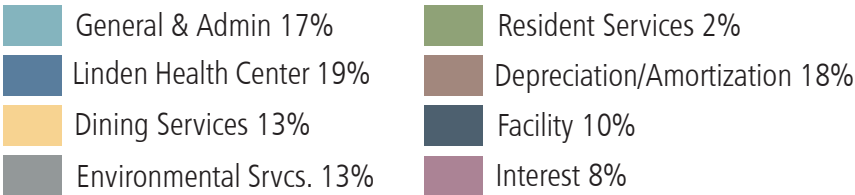
There is another trait I have witnessed here over time: consistency. That is what enables strong organizations to thrive. No matter how unpredictable the environment gets, staying true to what we stand for makes all the difference. Being adaptable when needed and holding tight to our core principles has guided us from the founders' intentions to where we are today. I know it also promises a bright future for Wake Robin.

John Maitland
Corporate Board Chair

2024 Revenue (\$37,754,020 audited)



2024 Expenses (\$35,031,627 audited)



The key to our financial health is the balance of resident revenues and resident expenses over the continuum of care. Prudent re-investment in our facility contributes to our operational success.

	2024	2023	2022	Industry Average
Debt Service Coverage	2.22	2.45	2.04	2.02*
Days Of Cash On Hand	488	487	420	333*
Independent Living Occupancy	95%	95%	93%	

* Based on Zeigler's Financial Ratio Medians for Not-For-Profit CCRCs, single site communities

Corporate Board of Directors

Tania Bertsch	Jim Madison
Chris Chase	John Maitland, Chair
Sasha Conroy	Michael Monte
Roger Crouse	Steven Schonberg
John Davis	Sarah Tischler
Rosalyn Graham	Brigette White
Meredith Jones	Art Wright, Vice-Chair
Joan Lenes	

Emeriti

Thomas Campbell	Gretchen Morse
Michael Furlong	Patty Motch
Kate Lampton	David Provost

The Wake Robin Resident's Association (WRRRA) sponsors and supports more than 60 committees and activities.

The Association recently increased its investment in the Opportunities Credit Union, an organization that serves residents of Vermont who have limited access to traditional banking services.

The WRRRA is pleased to work closely with Meagan Buckley, Wake Robin's CEO, on many issues, including the provision of numerous opportunities for residents to participate in developing the Campus Master Plan.

Peter Galbraith
WRRRA President



Cedar Landing Ribbon Cutting Ceremony



WAKE ROBIN BY THE NUMBERS

- 410 Wake Robin residents
- 250 independent homes (152 apartments, 98 cottages)
- 98 private homes in Linden Health Center
- 2,008 visits to the Salon
- 52 gallons of maple syrup produced in our sugarhouse
- 91 resident volunteers operate the sugarhouse
- 242 employees
- 300 pancakes, 150 waffles, 3 gallons of maple syrup served at Pancake Breakfast
- 2 new walk-in coolers and 1 new walk-in freezer (both eco-friendly)
- 9,996 pounds of food composted since installation of biodigesters
- 40% of food served is organic or locally sourced
- 178,070 meals prepared (75,000 cookies baked!)
- 642,350 dishes washed
- 1 more electric golf cart for the grounds team
- 1 new 6-person excursion golf cart for Linden Health Center activities
- 3,147 miles shared in employee car share program
- 1 completely replaced flooring for the deck off Maple Leaf Dining Room
- 1 updated bathing suite in Linden Health Center
- 43 new doors in Juniper neighborhood
- 57 new decks & balconies on Butternut building
- 3 apartment buildings (all) have intercom units
- 28 stone steps make up the new Hornbeam stairway
- 2 fully electric vehicles added to fleet
- 60 more electronic locks added to cottages
- 18 tree identification signs
- 100 percent of campus now has electronic locks
- 1 new pick up point and lounge area (Cedar Landing, pictured left)
- 71 pets in residence (38 cats, 32 dogs, 1 parrot)

